

**Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Regular Meeting  
Held On July 18, 2005**

Commission Members Present

Brown Daniel, Chairman  
Quen Brown  
Sarah Benson

Staff Members Present

Micah Wood, City Planner  
Larry Craig, City Attorney  
Greg Langeliers, City Administrator  
Doug Goetsch, City Recorder

The regular meeting of the Municipal Planning Commission was called to order on July 18, 2005, at 7:00 p.m., at the Thompson's Station Community Center. Commissioners Jackie Attkisson and Cherry Jackson were absent.

The minutes of the June 20, 2005 meeting were previously submitted and were approved upon a motion by Commissioner Benson, seconded by Commissioner Brown, and were unanimously accepted.

**Staff Announcements:**

City Administrator Langeliers announced that he would be out of the office until July 26<sup>th</sup>. He also informed the commissioners that the City of Spring Hill had notified Williamson County officials that they wished to explore the possibility of amending the urban growth boundaries established in the comprehensive growth plan.

**Tollgate Village Section I – Final Plat:** City Administrator Langeliers read the staff report for this submittal. The submittal was described as a major subdivision with 25 lots on 8.1792 acres off Highway 31 in the Urban Overlay zoning district. The plat was in conformance with the approved preliminary plat and he recommended approval contingent upon the approval of Homeowner's Association documents by the City Attorney, and posting of the following performance bonds:

1. Roads, drainage and erosion control - \$542,200
2. Water service and fire protection - \$383,800
3. Sewage treatment facility - \$6,000,000

City Attorney Craig stated that the applicant has 60 days from final plat approval to submit bonds and provide Homeowner's Association documents. After discussion, motion to approve the final plat was made by Commissioner Benson, seconded by Commissioner Brown, and the final plat was unanimously approved.

**Tollgate Village Section II – Final Plat:** City Administrator Langeliers read the staff report for this submittal. The submittal was described as a major subdivision with 25 lots on 8.1792 acres off Highway 31 in the Urban Overlay zoning district. The plat was in conformance with the approved preliminary plat and he recommended approval contingent upon the approval of Homeowner's Association documents by the City Attorney, and posting of the following performance bonds:

1. Roads, drainage and erosion control - \$513,500

After discussion, motion to approve the final plat was made by Commissioner Brown, seconded by Commissioner Benson, and the final plat was unanimously approved.

**Tollgate Village Section III – Final Plat:** City Administrator Langeliers read the staff report for this submittal. The submittal was described as a major subdivision with 0 lots (road right-of-way) on 2.7436 acres off Highway 31 in the Urban Overlay zoning district. The plat was in conformance with the approved preliminary plat and he recommended approval contingent upon the approval of Homeowner's Association documents by the City Attorney, payment of all applicable fees, and posting of the following performance bonds:

1. Roads, drainage and erosion control - \$354,640

After discussion, motion to approve the final plat was made by Commissioner Benson, seconded by Commissioner Brown, and the final plat was unanimously approved.

**Tollgate Village Section IV – Final Plat:** City Administrator Langeliers read the staff report for this submittal. The submittal was described as a major subdivision with 55 lots on 12.0584 acres off Highway 31 in the Urban Overlay zoning district. The plat was in conformance with the approved preliminary plat and he recommended approval contingent upon the approval of Homeowner's Association documents by the City Attorney, payment of all applicable fees, and posting of the following performance bonds:

1. Roads, drainage and erosion control - \$501,050

After discussion, motion to approve the final plat was made by Commissioner Brown, seconded by Commissioner Benson, and the final plat was unanimously approved.

**CVS Pharmacy – Non-Residential Site Plan:** Commercial retail development with a 13,013 square foot building on 1.97 acres off Highway 31 in the Suburban zoning district. City Administrator Langeliers read the staff report on this site plan. He noted that this item was deferred from at the June Planning Commission meeting due to questions regarding the building setback, parking area and sidewalks for this site. Also, the applicant did not have a representative present at that meeting to address these issues. The applicant has since deleted some parking spaces to provide more landscaped area as buffer to Highway 31 and added sidewalks in some areas. Changing the building setback was rejected by the applicant due to the redesign that would be needed. The plan meets the minimum requirements of the zoning ordinance and staff recommended approval subject to:

1. Posting of a performance bond for landscaping in the amount of \$44,000;
2. The limiting of access from Highway 31 at the southern entrance of the site to a right turn in/right turn out, inclusive of the necessary signage;
3. Final approval and permitting of the signage plan.

After discussion, motion to approve this site plan was made by Commissioner Brown, seconded by Commissioner Benson, and it was unanimously approved.

**Public Hearing on Amending the Subdivision Regulations:** City Administrator Langeliers read the staff report on the proposed amendment. The amendment changes the wording on the section on underground cable utilities to from being “encouraged” to being “required”. Chairman Daniel opened the public hearing on this amendment:

Roger Jankowsky of 2705 Tollie Lane asked if this change would affect the Heritage Commons development and City Administrator Langeliers said it was too late to affect that development.

Chairman Daniel closed the public hearing. After discussion, Commissioner Benson made a motion to adopt this amendment to the Subdivision Regulations. Commissioner Brown seconded the motion and it was unanimously adopted.

**Discussion of Design Review Guidelines:** City Administrator Langeliers read the staff report on this agenda item. He had received substantial input from the Mayor’s Community Plan Advisory Committee, members of the development community, and citizens regarding the implementation of design review standards for the Town. He provided a handout detailing the design standards followed by the City of Franklin and stated this would be on the August agenda for the commissioners to discuss in more detail. Care must be taken to ensure that any design standards approved do not conflict with the zoning ordinance or subdivision regulations. It must also be decided whether design standards should be incorporated in the zoning ordinance or in a stand-alone ordinance. City Attorney Craig stated that it will take time to select the standards and implement an ordinance. This would include a recommendation by the Planning Commission, and two readings of the ordinance by the Board of Mayor and Aldermen with a public hearing before the second reading. Commissioner Benson inquired about the status of the new state model zoning ordinance and City Planner Wood stated that it was now complete, but has no design standards incorporated into it. Chairman Daniel stated that he hoped to move fast on implementing design standards.

There being no further business, the meeting was duly adjourned at 8:00 p.m.

Signed: \_\_\_\_\_  
Brown Daniel, Chairperson

Attest: \_\_\_\_\_  
Quen Brown, Secretary